



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR
EVELYN FRIEDMAN, CHIEF AND DIRECTOR



Notice of Funding Availability

Renew Boston/Green Affordable Housing Program Energy Retrofit Funding

In 2009, the U.S. Department of Energy's Office of Environmental and Energy Services awarded the City of Boston \$6.5M in Energy Efficiency and Conservation Block Grant funds made possible by the [American Recovery and Reinvestment Act](#) (ARRA).

The Mayor's Office of Environmental and Energy Services' [Renew Boston](#) program, through which the fund are being administered, has partnered with the Department of Neighborhood Development (DND) to make available \$900,000 for energy retrofit of affordable housing developments in an effort to improve the energy performance of low-income multi-family buildings.

This new funding, which will be distributed under DND's [Green Affordable Housing Program](#) (GHAP), is designed to work in concert with \$1M in [energy retrofit funds made available by the Boston Redevelopment Authority](#) (BRA), as well as the [Low-Income Multifamily Retrofit](#) program, an initiative of Massachusetts utility companies and the [Low-Income Energy Affordability Network](#) (LEAN) that provides retrofit grants for existing low-income multi-family properties.

FUNDING CRITERIA

In order to increase the number of units that benefit from this program or provide resources for proven energy efficiency strategies not funded by the utility companies, DND will work in conjunction with the BRA and LEAN to award grants or subordinate loans to developments that meet the following criteria:

- Developments that have restrictions (with at least 10 years remaining) requiring that the majority of the units serve households earn less than 80% of Area Median Income (AMI)
- Developments owned by non-profit developers or developments owned by for-profit developers in which tenants pay their own heat and electricity

- Developments for which an energy audit has been completed, demonstrating a serious need for energy improvement
- Developments undertaking roof replacement must at a minimum include a roof design that is “solar ready” so that solar electric and/or solar thermal systems can be easily installed at a later date
- The developer has no outstanding obligations with the City of Boston
- The developer must comply with the requirements of ARRA (see Appendix 8)

FUNDING PRIORITIES

Awards will be made to qualifying developments based on the following priorities:

- Developments that have been awarded funding from the LEAN program. In coordination with the LEAN program, DND may fund:
 - Energy conservation measures that are not being funded by LEAN and achieve a benefit cost ratio of 1.0 or more, although conservation measures that have a benefit cost ratio of less than 1.0 may be considered
 - Technology or complementary work that enhances energy efficiency but cannot be funded by the LEAN program
 - Projects that exceed the LEAN program’s project cap of 2 projects per owner in one given year
- Qualifying developments with a demonstrated need for energy efficiency upgrades but not currently benefiting from utility rebates
- Developments owned by for-profit developers, not currently receiving LEAN funding, that demonstrate an ability to leverage additional resources to address energy efficiency upgrades
- Developments that will incur costs related to the energy improvements and retrofits within 6 months of that award of funds; furthermore, if funded by LEAN, developments must be occupied within 60 days after energy improvements
- Developments that have previously received assistance from DND or the BRA
- Developments that demonstrate a commitment to the use of Boston-based businesses

APPLICATION FOR FUNDING

To be considered for DND's Renew Boston/GAHP Energy Retrofit Program funding, applicants must provide the following documentation:

1. Letter outlining the project and the funding request
2. [OneStop](#) application, Sections 1-7
3. A detailed scope of work
4. Approval from LEAN for funding or direct referral from LEAN for funding
5. Non-profit developers must submit a copy of the application submitted to LEAN
6. For-profit developers must submit evidence of non-DND/BRA funding that is used for energy efficiency purposes

Standard Forms and Appendixes:

1. [Property Affidavit](#)
2. [Developer's Affidavit](#)
3. [Conflict of Interest Affidavit](#)
4. [Disclosure and Beneficial Interest Statement](#)
5. [Living Wage Forms: B1, B2, B3, 10A \(if applicable\)](#)
6. [DND Policies and Regulations](#)
7. [2010 Affordability and Monthly Rent Limits](#)
8. [ARRA Requirements](#)

Submission and Contact Information:

Please direct any questions and submit application to:

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